

# \$309,900 - 144, 6220 Orr Drive, Red Deer

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MLS® #A2263553

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.06 Acres

Oriole Park West, Red Deer, Alberta

Discover this beautifully designed semi-detached home tucked within the sought-after Oxford Place community in Oriole Park West. Thoughtfully crafted for modern living, it offers the perfect balance of comfort, functionality, and low-maintenance ease â€” ideal for busy professionals, growing families, or anyone looking to simplify without compromise.

Step inside and feel immediately at home in the bright, open-concept main floor. The kitchen, complete with an island and brand-new modern appliances, flows effortlessly into the spacious living room â€” a perfect setup for hosting friends or relaxing after a long day. Recent updates like fresh paint and new main floor carpet make this home move-in ready and refreshingly inviting. A versatile main-floor den adds extra value, ideal for a home office, hobby room, or quiet reading nook.

Upstairs, the primary bedroom offers a peaceful retreat with its own 4-piece ensuite. Two additional generous bedrooms and a full bath provide plenty of room for family, guests, or creative space. Downstairs, the partially finished basement gives you endless potential â€” create a family rec room, gym, or guest suite. The laundry area and a roughed-in bathroom make future development a breeze. Living in Oxford Place means enjoying a truly carefree lifestyle, with year-round snow removal and lawn maintenance included in the condo fees â€” offering both convenience and



peace of mind. Youâ€™ll also appreciate the quick access to restaurants, shopping, parks, and essential services just minutes away. Whether youâ€™re downsizing, investing, or stepping into homeownership for the first time, this property checks every box â€“ comfort, convenience, and community, all in one welcoming package.

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263553               |
| Price          | \$309,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,303                  |
| Acres          | 0.06                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 144, 6220 Orr Drive |
| Subdivision | Oriole Park West    |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P 3Z8             |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Visitor Parking                  |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island                        |
| Appliances        | Dishwasher, Dryer, Range, Microwave, Window Coverings |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Full                                                  |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Yard, Fruit Trees/Shrub |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 29                 |
| Zoning         | R-D                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|



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